



Rivenwood Final Plat – (Issaquah 22)

File No.: FP14-00002

STAFF REPORT

February 19, 2015

Application Information

Applicant:	Kyle Lublin D.R. Horton 12910 Totem Lake Blvd., NE Kirkland, WA 98034	(425) 821-3400
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Staff Contacts:	Peter Rosen Senior Environmental Planner City of Issaquah Development Services Department P.O. Box 1307 Issaquah, WA 98027 Doug Schlepp Consulting Engineer City of Issaquah Development Services Department P.O. Box 1307 Issaquah, WA 98027	(425) 837-3094
Request:	Final Plat approval for subdivision of 15 acre site into 52 single family residential lots and 11 tracts for critical areas, stormwater detention, open space, access & utilities, and landscape.	
Location:	Parcel A - South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 24 North, Range 6E, Williamette Meridian in King County, WA.	

Parcel B - North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 24 North, Range 6E, Willamette Meridian in King County, WA.

Parcel C – East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 24 North, Range 6E.

The site is located to the north of the Overdale Park neighborhood, north of SE 53rd St.; to the south of SE 48th St.; to the west of the Aspen Meadows neighborhood, west of SE 52nd St. and 236th Ave SE; and east of the Highlands Terrace neighborhood, east of 228th Ave SE.

Existing Land Use: Parcel has been cleared and graded; roads and utilities are under construction. No buildings have been constructed. The applicant has submitted building permit applications for 6 model homes.

Surrounding Land Uses:

South: Single family residential, Overdale Park neighborhood
North: Single family residential, approved preliminary plats of McBride and Hawk Estates subdivisions
East: Single family residential, Aspen Meadows neighborhood
West: Single family residential, Highland Terrace neighborhood

Zoning: Single Family Small Lot (SF-SL)

Comprehensive Plan: Low Density Residential

1. Project Description

The 15 acre site is subdivided into 52 single family residential lots, the same number of lots as approved under the Issaquah 22 preliminary plat. Lot sizes are below the 6,000 minimum lot size of the SF-SL zone, in order to accommodate the transfer of density from the on-site critical areas (wetland and streams).

The plat includes 3 road connections. Road access to the plat is by extension of SE 52nd St through the Aspen Meadows neighborhood. In addition, 232nd Ave SE will connect north to SE 48th St through the McBride subdivision which is currently under construction. At the time of the Issaquah 22 preliminary plat, there was more uncertainty as to the timing of this road connection. 229th Ave SE connects to SE 51st St which goes through the Highland Terrace neighborhood and connects to SE 48th St.

There is a large wetland area encompassing the north portion of the site. The wetland is protected in a separate tract (Tract I -172,271 SF). A trail has been included in the wetland buffer and this trail will connect to other adjacent properties developing around the wetland, including the McBride and Jazz Run subdivisions. There is another critical area tract (Tract L) to protect a stream and its associated buffer. The plat includes an open space tract (Tract E –

49,564 SF) along the east portion of the site. The plat includes several other tracts for purposes of stormwater detention, access and utilities, and for common landscape areas.

2. Background

The applicant is requesting final plat approval for Rivenwood, which was previously named Issaquah 22 during the preliminary plat process.

A preliminary plat application was submitted for Issaquah 22 by Buchan Construction in December 2005; to subdivide a 16.48 acre site into 52 single family residential lots. The City's Hearing Examiner held an open record public hearing on the proposed preliminary plat and for related appeals of the SEPA Determination on April 5, 13 and 25, 2007. The SEPA appeal was heard by the Hearing Examiner concurrent with the preliminary plat public hearing. The Hearing Examiner recommended denial of the SEPA appeal and approval of the preliminary plat on May 31, 2007 (Exhibit 5). The Issaquah City Council subsequently concurred with and adopted the Hearing Examiner's Findings, Conclusions and Recommendations on July 16, 2007 (Notice of Action, Agenda Bill No. 5667, Exhibit 6).

Friends of Aspen Meadows (FOAM), who had appealed the SEPA determination and testified against approval of the plat, filed a Land Use Petition Act (LUPA) appeal, based on vehicle traffic and safety related issues with the use of SE 52nd St as a principal access route to and from the Issaquah 22 subdivision. The LUPA appeal was withdrawn with a Settlement Agreement (Exhibit 7) between the parties in 2008. A couple of key points in the Settlement Agreement were:

- 1) Issaquah 22 would design and construct a street chicane or "twisted choker" on SE 52nd St, at the west boundary of Aspen Meadows. The conceptual design of the chicane in the Settlement Agreement depicted only one-lane of traffic in this location, thereby forcing vehicles to slow down when traveling in either direction. The street chicane design in the settlement agreement was conceptual and design modifications were necessary to ensure fire/emergency access; however the design met the intent in terms of limiting traffic to one direction. The Aspen Meadows Homeowner Association was involved in the design and agreed not to pursue further action, and;
- 2) Limitations on Issaquah 22 construction traffic.

Minor modifications to the approved preliminary plat were proposed in November 2011. The changes were necessary because two parcels in the northwest corner of the preliminary plat containing the stormwater detention area were eliminated from the plat boundaries. The resulting plat design changes included relocating the stormwater detention ponds, road alignment changes, and changes to the boundaries and lot sizes in order to maintain the same number of residential lots as was originally approved in the preliminary plat. Based on Staff review during the Pre-Application Meeting, it was determined the modifications could be approved administratively with the construction/engineering subdivision plan review (Level 0), consistent with IMC 18.13.160 - Modification of an Approved Preliminary Plat.

Construction permits for clearing/grading, road construction, and utilities were submitted in December 2012. Plat construction was started in August 2013 with early clear and grade permits. The site was stabilized during the winter of 2013. The full construction plans were approved in January 2014 and remaining construction commenced in April 2014.

3. Public Notice

The Issaquah Municipal Code (IMC) requires a public meeting for a final plat (modified Level 4 review) and requires notification to parties of record. Notice of the public meeting was sent to parties of record of the Issaquah 22 preliminary plat on February 5, 2015, see Exhibit 4. Because the preliminary plat dates back to 2007, notice of the Final Plat meeting was also e-mailed to the Aspen Meadows and Overdale Park Homeowner's Association Boards for distribution.

4. State Environmental Policy Act (SEPA)

The preliminary plat went through SEPA environmental review and the mitigation measures were applied as preliminary plat conditions of approval. See section below on compliance with preliminary plat conditions. No additional SEPA review is required for a Final Plat.

5. Compliance with Subdivision Ordinance (IMC 18.13)

IMC 18.13, Sections .180 - .340, identifies submittal requirements for final plats, administrative review, dedications, completion of improvements, design and review of improvements, deferred improvements, review and recording of the final plat.

IMC 18.13.200 includes criteria for administrative review of final plats:

1. *Except for minor modifications under IMC 18.13.160, Modification of an approved final is consistent with the approved preliminary plat; and*
2. *Is consistent with the provisions of this title and Chapter 58.17 RCW.*

Administrative modifications to the preliminary plat were approved (PLN11-00071); changes included relocating the stormwater detention ponds, road alignment changes, and changes to the boundaries and lot sizes in order to maintain the same number of residential lots as was originally approved in the preliminary plat. The modifications were to be reviewed and approved through plat engineering construction plans, consistent with IMC 18.13.160 - Modification of an Approved Preliminary Plat. The final plat is consistent with the previously approved minor modifications.

Section 7 below, evaluates the status of all the preliminary plat approval conditions, to demonstrate the final plat meets the preliminary plat conditions.

IMC 18.13.280 allows the actual construction of improvements to be deferred for a period of up to one year (with provisions for extensions) if a performance bond or other method of security acceptable to the City is provided by the applicant. The amount of the performance bond is subject to the approval of the Public Works Director. Any uncompleted improvements will require a performance bond or other acceptable surety pursuant to IMC 18.13.280 prior to final plat recording. The improvements that are bonded, and the values of those improvements, and approval by the Public Works Directors are provided in Exhibit 8.

6. Compliance with RCW 58.17

RCW 58.17.140 establishes the time period for an applicant to submit a preliminary plat for final plat approval: *(b) A final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within ten years of the date of preliminary plat approval if the project is not subject to requirements adopted under*

chapter 90.58 RCW and the date of preliminary plat approval is on or before December 31, 2007. The subject proposal meets this provision; the preliminary plat was approved by the City Council on July 16, 2007 and the property is outside shoreline jurisdiction (90.58 RCW).

RCW 58.17.140: *1) When the legislative body of the city, town or county finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of this chapter, other applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat. The final plat conforms to all the conditions of the preliminary plat (See Section 7 below), meets the subdivision requirements of RCW 58.17, and other applicable state laws and local ordinances.*

RCW 58.17.150: *Each preliminary plat submitted for final approval of the legislative body shall be accompanied by the following agencies' recommendations for approval or disapproval:*

(1) Local health department or other agency furnishing sewage disposal and supplying water as to the adequacy of the proposed means of sewage disposal and water supply;

(2) Local planning agency or commission, charged with the responsibility of reviewing plats and subdivisions, as to compliance with all terms of the preliminary approval of the proposed plat subdivision or dedication;

(3) City, town or county engineer.

Sammamish Plateau Water and Sewer District is the public agency providing water and sewer utility service and the District has approved the utility plans and accepted a performance bond (Exhibit 9). The Development Service Department (includes planning and engineering) has reviewed the final plat for compliance with the preliminary plat approval conditions (See Section 7).

RCW 58.17.100 provides factors to be considered for approval or disapproval of subdivisions:

(1) The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication.

The Hearing Examiner conclusions on the preliminary plat (#4) stated: "With conditions of approval, appropriate provisions would be made for open spaces, drainage ways, street, transit stops, potable water supplies, sanitary wasters, parks and recreation, schools and school grounds and all other relevant facts." (Exhibit 5, page 45 of 54)

7. Compliance with Preliminary Plat Conditions of Approval

The following conditions from the Issaquah 22 Preliminary Plat (PLN05-00137) apply to this Final Plat:

1. The applicant shall provide the City with a Mylar copy of the approved subdivision. Upon City signature of the Mylar, the applicant shall record the approved subdivision with the King County Department of Records and Elections. The plat shall not be deemed formally approved until so filed.

Condition noted.

2. Three copies of the recorded subdivision package shall be provided to the Planning Department within ten (10) days of recording with the King County Department of Records.

Condition noted.

3. A foundation soils report by a licensed Washington State geotechnical engineer will be required at the time of building permit submittal.

Condition noted. This is a standard requirement for building permit applications.

4. The residential development associated with these subdivisions will have an impact on the parks, City and County roads, fire protection, and schools servicing this area. Impact fees for these items will be due for each lot when building permits are issued.

Condition noted. Impact fee payment is required with issuance of building permits.

5. The applicant shall comply with all the mitigation measures contained within the SEPA determination (MDNS) issued January 17, 2007, as follows:

- a. A final wetland mitigation plan including a grading plan, planting plan, and a 5-year monitoring/maintenance plan shall be submitted by the applicant and approved by the Planning Department prior to issuing grading or construction permits.

Final wetland mitigation plans have been approved and the mitigation work has been bonded.

- b. In order to maintain and improve stream functions for flow, storm conveyance, and for movement of debris, sediments and aquatic/terrestrial organisms, the road-crossing culverts shall be designed to ensure stormwater conveyance and connectivity between the wetlands and stream environments. Details of the culverts must be approved by the City prior to issuing grading or construction permits.

The details of road-crossing culverts were approved with construction drawings. The Washington State Department of Fish & Wildlife (WDFW) also reviewed and approved the culvert improvements.

- c. In order to avoid potential downstream erosion impacts of stormwater discharge, the City shall review details of the design criteria/assumptions, location, method, and route of the project's stormwater conveyance and detention facilities prior to issuing grading or construction permits.

The applicant is constructing a pipeline to tightline peak stormwater flows down a steep ravine to bypass a natural drainage while maintaining base flows, in order to prevent erosion that could occur if stormwater was discharged at the top of the slope and headwater of the drainage. The alignment and design of the stormwater line was coordinated with the City. The regional stormwater system will be available for other development in the SE 48th St drainage area to tie into in order to avoid downstream erosion.

- d. In order to mitigate for project traffic impacts at the intersection of SE 48th street and Issaquah Pine-Lake Road, the applicant shall install an east to southbound right turn/acceleration lane from SE 48th Street to the south along Issaquah-Pine Lake Road. The acceleration lane shall provide the necessary acceleration distance and the appropriate tapers to meet the City of Issaquah design standards. The road improvement shall be installed prior to final plat approval.

The City of Issaquah and City of Sammamish agreed that a traffic signal at the intersection would improve operations to a greater degree than construction of a right-turn lane and therefore could substitute for the right-turn lane to meet the mitigation requirement (Exhibit 10). The City of Sammamish reviewed and approved the signal design and the applicant has installed the traffic signal. The City of Sammamish will administer a late-comers agreement to collect a proportionate share toward the traffic signal from other developments contributing to impacts at the intersection.

- e. To minimize the temporal impact of construction traffic, construction traffic shall be limited to entering the site from SE 52nd Street and exiting the site through SE 51st Street in Highland Terrace.

Complies. This condition has been implemented for Issaquah 22 construction traffic.

- f. The applicant shall mitigate for potential impacts on public services. The city may approve a voluntary payment in lieu of other mitigation. Rate studies for police facilities and general government buildings have determined fees in the amount of \$86.30 per new lot for General Government Buildings and 61.83 per new lot for Police Services are adequate to address project impacts. The applicant shall sign the voluntary contribution agreement and pay the voluntary contribution prior to issuance of building permits.

Impact fees, including the above-referenced police facilities and general government impact fees, will be paid prior to issuance of building permits.

6. Prior to issuance of a grading permit, the applicant shall submit a final tree-preservation plan showing the location of all trees that will be removed, trees to be retained, and where new trees will planted. In response to neighbor comments, the plans shall pay special

attention to protection of tree roots on properties adjacent to the southwest corner of the plat.

Complies. A tree preservation plan was reviewed and approved prior to issuance of a grading permit.

7. In order to replace the trees that were removed, prior to final building permit inspection of each single-family home, the applicant shall plant one native species tree on each housing lot.

This condition will be required with building permit applications on each lot.

8. Prior to the submittal of the final plat, the applicant shall install 5-inch Stortz fittings on all new and existing fire hydrants within 300 feet of the project site.

Complies. Stortz fittings have been installed on new and existing fire hydrants within 300 feet of the project site.

9. The applicant has volunteered to build a 3- to 4-foot-high split rail fence along the front of the play lot on SE 52nd Street and install signs informing drivers of the play lot and the need to watch for children. All improvements shall comply with the applicable City Code Requirements including street signs, street lighting, and fencing. Any improvements located on the property of the Aspen Meadows Homeowners Association shall be approved by the Aspen Meadows Homeowners Association.

Complies. The split-rail fence and signage has been installed by the applicant and was approved by the Aspen Meadows Homeowners Association (Exhibit 11).

10. The applicant shall install a 6-foot-tall, solid-wood fence at the rear property line of the proposed lots adjacent to the east, south, and west boundary of the proposed subdivision.

Complies. A fence along the east, south and west boundaries of the plat is included in the bonded, deferred improvements.

11. The environmentally critical areas of wetlands and buffers shall be protected as required by the Critical Areas Ordinance, including IMC 18.10.460, 480, 515, as follows:

- a. Establish and record Critical Area Tracts to protect all critical areas by showing the following language on the face of the final plat as follows:

Restrictions for Native Growth Protection Easements/Critical Area Tracts and Buffers:
The Critical Area Tract conveys to the public a beneficial interest in the land within the sensitive area tract. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The critical area tract imposes upon all present and future owners and occupiers of the land subject to the tract the obligation, enforceable on behalf of the public by the City of Issaquah, to leave undisturbed all trees and other vegetation within the tract. The vegetation within the tract may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the City of Issaquah or its successor agency, unless

provided by law. Demonstrated health and safety concerns shall be considered by the City when permitting the cutting, pruning or removal of living or dead vegetation.

The common area between the tract and the area of development activity shall be marked or otherwise flagged to the satisfaction of the City of Issaquah prior to any clearing, grading, building construction or other development activity on a lot subject to the tract. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the sensitive area are completed. No building foundations are allowed beyond the required 15 foot building setback line, unless otherwise provided by law. Permanent survey stakes shall be placed delineating the boundary of the critical area.

Complies. The Final Plat includes critical areas in separate tracts and the plat includes notes to protect vegetation in the critical area. (Sheet 2 of 6, Tract Notes)

- b. Temporary Fencing: Prior to any site disturbance or construction activity, the location of the outer extent of the critical area buffer and building setback line as established by an approved Development or Land Use Permit shall be marked in the field with orange construction fencing or other City approved material. The location of the markings shall be approved by the Planning Department and may require a professional survey. Markings shall be maintained for the duration of construction activities.

Complies. The outer extent of critical area buffers was established and marked in the field with construction permits.

- c. Temporary Signs: Prior to any site disturbance or construction activity, signs shall be placed at regular intervals along the construction fencing as approved by the Planning Department with notice of the critical area location and disturbance restrictions. The signs shall contain language similar to: "Wetland Protection Area, DO NOT DISTURB, Questions? Call: Issaquah Public Works 425-837-3400". See the Planning Department for samples.

Complies. Signs and construction fencing were installed with construction permits.

- d. Prior to submittal of the final plat, the applicant shall place permanent survey stakes using iron or cement markers delineating the critical area buffer boundaries.

Complies. Survey stakes have been installed to delineate critical area buffer boundaries.

- e. Prior to recording of the final plat map, the applicant shall place permanent signs at the critical area buffer boundary at regular intervals in accordance with IMC 18.10.515 as approved by the Planning Department explaining the critical area location, disturbance restrictions, and type and value of the critical area. See Planning Department for samples.

The wetland mitigation plans show signs along the boundary of critical area buffers. The signs will be installed or bonded for prior to recording of the final plat.

- f. Prior to recording of the final plat, the applicant shall a post a maintenance / monitoring cash deposit for all critical area mitigation installations in the amount of

50% of the value of the estimated maintenance and monitoring cost. The cash deposit shall include the cost of the plants, installation labor, monitoring, and maintenance and shall be held for a period of five years.

The applicant will be required to post a 5-year maintenance/monitoring bond for the critical area mitigation prior to recording the final plat.

- g. Following installation and City acceptance of the mitigation plan, a monitoring report of the mitigation project shall be completed annually for a period of five years. The monitoring shall be completed by a private critical area professional. Reports shall be submitted with the professional's signature and / or professional's licensed stamp to the Planning Department on or before November 1st of each year. The contents of the report shall be as outlined in the approved Critical Area Study, but at a minimum shall meet the King County Mitigation Guidelines for monitoring reports to include percent of survival, percent of invasive species, comparison with performance objectives, corrective measures, and timetable.

The final wetland mitigation plans include goals, objectives and specific performance standards for the wetland mitigation and requires annual monitoring reports for 5 years as a condition of bond release.

12. The proposed subdivision shall provide the following dedications and right-of-way improvements:

- a. Dedicate a 40-foot right-of-way with a 20-foot utility easement. Where half-street improvements are required, dedicate a right-of-way 20 feet wide.

Complies. The Final Plat includes right-of-way and easement dedications as specified for full street improvements and in excess of that required for half-street improvements.

- b. Street improvements shall consist of 24 feet of pavement, rolled curb with gutter, 5-foot sidewalk on one side, and 5-foot landscape / street trees.

Complies. The approved construction plans meet or exceed this condition.

- c. The cul-de-sac in SE 232 Place shall have plantings in the center planting and a cul-de-sac radius constructed to Fire Department standards which include a 96-foot-diameter driving surface.

Not applicable or required. Development has been revised eliminating the need for a cul-de-sac in this location.

- d. The temporary cul-de-sac adjacent to Lot numbers 3 and 13 shall be constructed to Fire Department standards which include 96-foot-diameter driving surface.

Not applicable or required. Adjacent development has progressed to a point that a cul-de-sac is not necessary and the street will continue through to the next plat (McBride plat).

- e. Provide two full-width section Local Access Street stubs for future connections to the north for purposes of extension to SE 48th Street in order to create a transportation grid system in the future as other properties develop.

Complies. The approved construction plans meet this condition. The Issaquah 22 plat improvements have been coordinated with the McBride preliminary plat improvements and the approved construction plans for both plats satisfy this condition.

13. All overhead utilities (power, telephone, CATV, etc.) shall be constructed underground along the project.

Complies. All overhead utilities will be constructed underground.

14. Per IMC Chapter 12.32, the contractor shall provide and install conduit for cable television. A note shall be provided on the construction drawings indicating the required work.

Complies. Conduit for cable television was installed with dry utilities.

15. The following language shall appear on the face of the final plat: "Maintenance of landscaping in the right-of-way including planter islands shall be responsible of the Homeowners Association. If the maintenance responsibilities are not addressed in the Homeowners Association covenants and restrictions, then the abutting property owner shall be responsible for the maintenance. Under no circumstances shall the City bear any maintenance responsibilities for landscaping strips, planter island, or planted medians."

Complies. The Final Plat includes a note (Sheet 2, Note # 2) that the Homeowners Association will have responsibility for landscape maintenance in the right-of-way including planter islands.

16. Final plat approval shall require full compliance with the drainage provisions set forth in the City's storm drainage requirements, the 1998 King County Surface Water Design Manual. Compliance is dependent upon addressing SEPA mitigation #3 that may include connection to the regional stormwater system proposed and currently under review in File No. PLN06-00080 or an alternative design to be approved by the City.

Complies. The applicant complied with City stormwater requirements and the 1998 King County Surface Water Design Manual. The applicant is constructing a regional stormwater system/pipeline to tightline peak stormwater flows down a steep ravine to bypass a natural drainage while maintaining base flows, in order to prevent erosion that could occur if stormwater was discharged at the top of the slope and headwater of the drainage. This complies with the intent of the SEPA mitigation measure #3. The design of the system was coordinated with the City and the City issued SEPA review and permits for the regional stormwater system.

17. The storm drainage system shall address the concern of an adjacent western neighbor to limit drainage from the plat onto adjacent properties. The storm drainage system and grading improvements of the western lots of the plat shall be designed to ensure water runoff including surface drainage, rooftop, and footing drains minimizes impacts to adjacent properties.

Complies. The applicant worked directly with the adjacent neighbor. The neighbor (William Wiegant) provided a storm drainage easement and the applicant installed a drain pipe to address water runoff issues on the neighboring property. (Exhibit 12)

18. Prior to grading permit approval, the Sammamish Plateau Sewer and Water District shall approve the sanitary sewer and water line construction plans for the plat. Prior to final plat approval, the Sammamish Plateau Sewer and Water District shall provide written approval acceptance of the installation of sewer and water utilities and the Applicant / Developer shall obtain current water and sewer certificates of availability.

Complies. Construction plans for the sanitary sewer and water line have been approved by the Sammamish Plateau Sewer and Water District. The improvements have been bonded (Exhibit 9).

19. The City shall consider the installation of “No Parking” along SE 52nd Street prior to any development of the site. The Applicant / Developer shall reimburse the City for installation of “No Parking” zone along SE 52nd Street prior to approval of the final plat, should the City elect to install such signs.

The City has determined the “No Parking” signs are necessary and the applicant has bonded for the sign installation.

20. To reduce traffic impacts during construction of houses, no more than ten building permits shall be active (approved and work in progress), until an access road in addition to SE 52nd Street becomes available. All building permits issued for development of any lot of the proposed subdivision shall include conditions that require the building contractor and subcontractors to park all vehicles within the area of the proposed subdivision, and not within the Aspen Meadows subdivision. All vehicles used in construction shall be washed on site as necessary to avoid tracking of mud and dirt onto adjacent streets especially SE 52nd Street. Construction activity shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, excluding weekdays that are legal holidays when no such construction activity shall be permitted.

SE 51st St through Highland Terrace has been improved as a secondary access for construction vehicles. Therefore, the conditions limiting the number of active building permits will not apply.

8. Recommended Conditions

Based upon the application and submitted plans, the Administration recommends that the Hearing Examiner approve the Final Plat application for Rivenwood, File No. FP14-00002, as presented in the Staff Report dated February 19, 2015; with the following conditions:

1. Minor, non-substantive adjustments may be made to the final plat at the discretion of the Responsible Official prior to recording.
2. Prior to recording of the Final Plat, the necessary signatures of City representatives must be signed on the mylar sheets.
3. The applicant shall record the approved Final Plat with the King County Department of Records and Elections.

4. A copy of the recorded Final Plat packages shall be provided to the Development Services Department within ten (10) days of recording with the King County Department of Records and Elections. The applicant shall also submit an electronic copy of the plats in a format acceptable to the Public Works Department.

Exhibits

1. Vicinity Map
2. Application, received August 8, 2014
3. Final Plat sheets, received January 15, 2015
4. Public Meeting notice to parties of record, dated February 5, 2015
5. Hearing Examiner Findings, Conclusions and decision, dated May 31, 2007
6. City Council Notice of Action, dated July 16, 2007
7. Settlement Agreement , dated July 7, 2008
8. Bond Summary and Public Works Director Letter (will be provided at Public Meeting)
9. Performance Bond – Sammamish Plateau Water and Sewer District
10. Intersection Improvements – City of Sammamish approval letter
11. Aspen Meadows e-mail - fence and park signage
12. Wiegant drainage easement